

MINUTES
HIGHLAND CITY COUNCIL MEETING

Tuesday, April 5, 2016

Highland City Council Chambers, 5400 West Civic Center Drive, Highland, Utah 84003

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Ed Dennis
Councilmember Rod Mann

STAFF PRESENT: Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD'Ann Bates, City Recorder
Justin Parduhn, Public Works O&M Director
Tim Merrill, City Attorney
Todd Trane, City Engineer

EXCUSED: Nathan Crane, City Administrator/Community Dev. Dir.
Brian Gwilliam, Chief of Police

OTHERS: Michelle DeKorver, Janae Wahnschaffe, Carol Rice, Dennis Cain, Neal Westwood, Ross Wolfley, Tom Holdman, Blythe Shupe, Shauna Holt, Woody Larson, Ed Gifford, Ann Holdman, Dennis Kane, Brent Andersen, Larry Pincock, Vickie Pincock, Christine Anderson, Stu Anderson, Gabrielle Womble, Tess Hilmo, Dana Burrows, Shirley Burrows, David Whitlock, Derric Rykert, Ross Curtin, Amy Curtin, Colby Birrell, Kevin Birrell, Brian Brunson and Gayle Holdman.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:01 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Mayor Mark Thompson and those assembled were led in the Pledge of Allegiance by Councilman Ed Dennis.

APPEARANCES:

Gabrielle Womble, the Director of the Distinguished Young Women of Highland organization. A few months prior the co-director came before the City Council to express their concerns about the rental rate for City buildings, and the Council decided to give the organization a discounted rate. Ms. Womble expressed her appreciation for their support. She then presented a one-page document explaining the organization, and gave two tickets to their upcoming program.

Dennis Kane had a few questions about the potential utility rate increase that has been discussed by the City Council for the past few months. He first asked if secondary water was less expensive than culinary water, and Mayor Thompson confirmed that it was. Mr. Kane explained that he is paying more for water than gas or electricity, which was a concern. The Council invited Mr. Kane to stay until the end of the meeting where they would be discussing the utility rate study. They also confirmed that more information about this issue would be posted on the City website.

PRESENTATION:

1. Room for Everyone, Highland City Library Renovation Plan – Janae Wahnschaffe, Library Director and Carol Rice, Outreach Director.

Library Director, Janae Wahnschaffe, began her presentation by stating that working for the small Highland community library has been inspiring, and she has found some great strength among her staff members. Ms. Wahnschaffe's main concern is that the space in the library has not been utilized well, and she hopes that this project will help the library reach its full potential. She then introduced the Outreach Director, Carol Rice.

Ms. Rice stated that her goal is to help this library leave a legacy for the City in a very intentional way. She first addressed the space in the library, presenting photographs of the current layout. Through this project they intend to create a space for every type of user, including a parent and new center, children's library and literacy center, a teen "Media Café", designated study spaces, additional areas for staff, and a community display area. The new arrangement would create room for more than 12,000 new titles in the library overall. Ms. Rice stated that they had already begun work on the entrance to the library, and presented photographs of their progress. The library will be working in partnership with the Arts Council to make these new spaces aesthetically pleasing and inviting.

Ms. Wahnschaffe then gave the City Councilmembers copies of the proposed layout of the library. Councilman Tim Irwin asked if they had a targeted completion date, and Ms. Wahnschaffe responded that they intended to have the entrance complete by the City open house on May 12th, and the rest of the project by the end of the summer before school begins. She also confirmed that their contractors have all be able to meet their deadlines.

Councilman Tim Irwin then asked about the participation from the teenagers in the community, and Ms. Rice stated that they did have a few teenagers coming in to work on group projects, but overall their attendance was low. They intend to launch a teen program as part of the project. Mayor Thompson stated that the Youth Council may be able to assist the library with that program.

MOTION: Councilman Ed Dennis moved the City Council support the Library Director, the Outreach Director and the Library Staff in the improvements proposed.

Seconded by Councilman Tim Irwin.

Unanimous vote, motion carried.

CONSENT ITEMS:

- 2. Approval of Meeting Minutes for the City Council Work Session – March 8, 2016**
- 3. Approval of Meeting Minutes for the City Council Regular Session – March 15, 2016**
- 4. Final Plat Approval – Pincock Estates located at 10215 Alpine Hwy.
*Pulled by Ed Dennis***
- 5. Lifting of the Temporary Land Use Regulation – Application and Approval of Final Plats North of 11800 North**
- 6. Ratification of the Settlement Agreement with HIWO Investments - DAE/Westbrook Development Agreement**
- 7. Approval of a Contract for the 10770 North Storm Water Overflow Project - Cole Peck Co.
*Pulled by Ed Dennis***

MOTION: Councilman Dennis LeBaron moved the City Council approve consent items 2, 3, 5 and 6.

**Councilman Rod Mann seconded the motion.
Unanimous vote, motion carried.**

PULLED ITEMS:

- (4) Final Plat Approval – Pincock Estates located at 10215 Alpine Hwy.
*Pulled by Councilman Ed Dennis***

Councilman Ed Dennis stated that the staff recommendations of the staff report mention the need for a public meeting. He asked if the Council needed to hold a public hearing for this item. After some discussion, Ms. Bates stated that the approval has to be done during a public meeting, but it is not necessary to hold a public hearing.

- (7) Approval of a Contract for the 10770 North Storm Water Overflow Project - Cole Peck Co.
*Pulled by Councilman Ed Dennis***

Councilman Ed Dennis wanted to be sure that the City was taking steps to adequately cover the need for the next hundred year storm with this project. Justin Parduhn confirmed that they would be prepared, and explained the measures they would be taking as part of the project.

MOTION: Councilman Ed Dennis moved the City Council approve items 4 and 7 previously pulled from the consent calendar.

**Seconded by Councilman Brian Braithwaite.
Unanimous vote, motion carried.**

ACTION ITEMS:

8. PUBLIC HEARING – Property Rezone – 11550 North 6000 West

BACKGROUND: The property is 7.25 acres and is owned by Vitrail LLC. The site is currently located in Utah County and the applicant has applied for annexation. The property is not included in the General Plan Land Use Map. The property is included in the Highland City Annexation Plan that was adopted in 2007. A rezoning amendment is a legislative process.

Ms. Erin Wells, Assistant to the City Administrator gave a brief summary of the staff report and stated that the applicant is requesting a rezone to R-1-20 upon annexation into Highland City, and they would only be discussing the rezone portion of the application at that time. That applicant was also requesting waivers around the development code, largely related to the length of a cul-de-sac. Ms. Well then stated that the concept plan shows 12 lots on 7.25 acres, making a density of 1.65 units per acre. The rezone would allow for a minimum lot size of 20,000 square feet. The Planning Commission reviewed the application and recommended denial.

Councilman Tim Irwin referenced the aerial map and explained that the area to the north of 11800 North is zoned R-1-40, but it is also an open space overlay. This means that those lots are not one acre lots, as a portion of the development was designated as open space. Councilman Brian Braithwaite commented that these open space overlay development still have the same number of lots in the development as they would without the overlay, so the density is the same. The Council debated the community benefit of the open space overlay, and whether that related to this proposed development. Councilman Dennis LeBaron added that the R-1-20 zoning requires specific lot sizes, while the R-1-40 zoning is based on an averaging with a range of lot size, the base being 20,000 square feet. Councilman Irwin stated that he did not want to give the impression that all of Highland City has R-1-40 lots, because there are many areas with smaller lots.

The Council then discussed the Highland Oaks development, and Councilman Ed Dennis recalled a discussion where this area was considered a transitional area between higher and lower densities. Councilman Rod Mann stated that this was the reason they had asked staff to prepare a proposal for an R-1-30 zone. Councilman Tim Irwin argued that the Councilmembers agreed to review an R-1-30 zone for different reasons than what Councilman Ed Dennis suggested.

Mayor Thompson interrupted the discussion and stated that the open space overlay gives developers the potential to build a subdivision that has a reward of bonus density when certain requirements were met, but there are many other things that qualify for that bonus than just open space.

Mayor Thompson opened the public hearing.

Tom Holdman, owner of the proposed property, explained that he has been working toward finding the best use for this land for two and a half years. His property is currently part of the county, and he would like to annex into Highland. Mr. Holdman presented a petition in which he has asked residents what they considered a large lot, and the majority answer was a half-acre. The petition asked if the residents would be supportive of a variance on the length of the cul-de-sac, and most signed that as well. Mr. Holdman then stated that he had reduced the number of lots to 11 so that they could include a stub street to the north. They also did this to fit into the mold of an R-1-30 designation once that was created. Mr. Holdman explained the reasons for putting the stub street to the north rather than the east.

Ed Gifford, the engineer working with Mr. Holdman, stated that this has been a difficult piece of property to work with for the past few years, and they hoped that this proposal would be sufficient. He then addressed a few items that he had brought up to the Planning Commission, including the difference in density between the R-1-40 and R-1-20 zones, which is only about a 30% difference.

Councilman Ed Dennis asked staff for clarification on the density requirements of the R-1-30 zone, which was confirmed to be 1.5 units per acre. Although the proposed property fits into this requirement, other items such as setback requirements had not yet been defined for the R-1-30 zone.

Mr. Gifford then presented the Highland City master plan from 2008, which designates low density areas as R-1-20 and R-1-40, so they feel that this proposal could be considered low density like the surrounding neighborhoods.

Brian Brunson, a local resident, commented that there were unique characteristics of the property that needed to be considered. He explained how the applicant had attempted to make road connections to the streets already in place, but they were not possible because of elevation or other factors. Mr. Brunson then addressed the lot frontages of the proposed development, stating that they would be just as wide or wider than those in an R-1-40 zone, and only the backyards would be sacrificed with an R-1-20 designation. He suggested that the rezone be conditionally approved with a maximum of 11 lots.

David Whitlock, a resident of the neighborhood south of the subject property, began by stating that this was the first time he had seen the plan with only 11 lots and this was not the plan that was reviewed by the Planning Commission. Mr. Whitlock did not feel that an R-1-20 zone would be appropriate to the neighborhood, as all of the surrounding properties are zoned R-1-40. He also commented the Highland residents want larger lots and the City should allow for that. Mr. Whitlock was presented with the petition for a longer cul-de-sac, but did not recognize any of the names on that list, and was concerned that he had contacted residents farther away from the property who would not be directly affected by the change. He and many of his neighbors also fear that smaller lots would decrease the value of their own properties.

When questioned by the Council, Mr. Whitlock confirmed that his lot was 135 feet wide on a three-quarter acre lot. Mr. Whitlock then stated that they homes on these new lots would be smaller because the lots were smaller. There was a heated argument, and Mr. Whitlock was asked to provide tangible information to back up his statements the next time he made public comment.

Councilman Brian Braithwaite asked Mr. Whitlock to speak about the neighbors' reluctance to allow a connection between their neighborhood and the proposed project. Mr. Whitlock explained that there were concerns regarding additional traffic, HOA considerations, and the new subdivision would be required to install curb and gutter making their neighborhood look old and outdated. Mr. Whitlock confirmed that he was the president of the HOA.

Ann Holdman, the applicant's mother, stated that she has lived in Lindon for ten years but now wishes to live next to her son in this proposed subdivision. She explained that Mr. Holdman has compromised a lot from his original plan and has worked hard to make a good proposal for this property. Mrs. Holdman asked that the City compromise a little from their end as well to allow for development.

Neil Westwood, a resident to the south of the proposed property, echoed Mr. Whitlock's comments. He explained that they held a neighborhood vote on three separate occasions and each time it was clear that they did not want the property annexed into Highland City. The neighbors have concerns with water runoff, increased traffic, and damages to the roads with the construction traffic.

Councilman Rod Mann asked if Mr. Westwood would be more open to having an emergency exit for the cul-de-sac, such as a crash gate. Mr. Westwood expressed a concern that this would make way for a through street, which is not something the neighbors want.

Ms. Wells informed the Council that she had been speaking with Nathan Crane regarding the proposal, and he had suggested that they continue this issue until the next Council session, as he could have the R-1-30 proposal ready for discussion at that time. He believed that the establishment of an R-1-30 zone could influence a decision on this issue. Mayor Thompson agreed that this option should be considered, and continued on with the public hearing.

Dana Burrows, a resident to the north of the proposed property, explained that he had been a resident there for roughly 23 years. He was concerned that the applicant had changed his proposal between the Planning Commission meeting and this meeting, and stated that the plan had been changed before that as well. Mr. Burrows was also concerned about the proposed stub road coming up behind his property. He felt that the prudent thing to do would be to have the Planning Commission review this new proposal before a decision was made by the City Council.

Mayor Thompson confirmed that the Council would not approve a plan that had not been seen by the Planning Commission. He also explained that the public comments were still valuable to the Council in making a decision on this subdivision.

Shirley Burrows stated that she was not opposed to Mr. Holdman developing the property, but the plan should benefit the community in some way and this plan does not. She was also concerned that the applicant had altered his plan so many times.

Kevin Birrell, the property owner to the east, commented that there had been a lot of discussion about large lots and zoning, including a zone that was not even in existence yet. Based on these discussions, Mr. Birrell felt that they were not comparing “apples to apples”. This development should not be compared to and R-1-40 with an open space overlay, because this development is not proposing any open space or other community benefit. Mr. Birrell commented that he would be in favor of an R-1-20 or R-1-30 zone for this property. He then addressed the problems with having a road connection through his property, including the need for a retention pond, and traffic flow. Mr. Birrell then referenced a lengthy letter that he had previously sent to the City Council, and read a statement from it.

Ross Curtin, a local resident, explained that his family lived on one of the few small lots in Highland City. Contrary to what had been stated previously, Mr. Curtin felt that property value was tied primarily to the home and its surrounding environment rather than the other properties in the area. He also stated that there were a lot of people that want to live in Highland, and the Council should allow them to come in.

Tess Hilmo, a resident on Oak View Drive, stated that although the applicant has compromised on a few things, she did not feel that he had compromised enough. She commented on the street maintenance issue and construction traffic. Mrs. Hilmo also stated that she had not been approached with the applicant’s petition at all.

Gayle Holdman, wife of Tom Holdman, explained the situation regarding the Stone Shire development that they had previously attempted. Mrs. Holdman stated that she and her husband were not developers, but people who want to live in Highland and are trying to make a proposal that will help them do that. They have tried to compromise with the surrounding residents, but they are also trying to be fiscally responsible. Mrs. Holdman adamantly stated that they were not asking for anyone to save them from a financial mistake.

There were no further public comments. Mayor Thompson closed the public hearing and brought the discussion back to the Council.

Councilman Brian Braithwaite commented on the changes to the proposal, stating that staff and the Planning Commission need to review it before the Council could make a proper decision. At this point, he was not willing to make a motion for or against the proposal. Councilman Braithwaite understood that there were issues with the property and he appreciated the applicant’s time and effort in trying to work them out.

Councilman Ed Dennis agreed that the new proposal should be seen by the Planning Commission again, but he still felt that they had not yet seen a proposal that would address everyone’s needs and provide a viable development option for the applicant. He felt that this development would be a nice addition to the community, but the applicant was not getting any cooperation from the surrounding owners. Councilman

Ed Dennis suggested that they vote on the proposal that was noticed, as the applicant has done his due diligence and had been in the process for more than two years.

Staff clarified that the Council would only be able to vote on the plan that was presented to the Planning Commission. The applicant would have to go back to the Commission with the new proposal and then come back before the City Council for a final decision. Councilman Rod Man commented that he would like to be able to consider the R-1-30 zone for this application.

Mr. Holdman withdrew his proposal, and stated that he would take the new proposal to the Planning Commission.

9. Provo River Aqueduct Construction Financing – Murdock Canal

BACKGROUND: The majority of funding for the Provo River Aqueduct Enclosure was provided through a bond issued by the Board of Water Resources. A smaller portion of funding, required for construction, was obtained through a private loan taken out in October 2012. The term of this loan included a principal of \$3,317,010, a 5-yr fixed rate loan with an APY of 4.8%, with a balloon payment of \$1,896,441 due October of 2017. The original intent of was to refinance this loan and the end of the five year period. Provo River Water Users Association (PRWUA) has begun discussion with shareholders to determine how to continue with the financing of the upcoming balloon payment. Two of the options under consideration are: 1) a total payoff and 2) refinancing of for another five years. Two other options were also reviewed but were determined to be financially unfeasible. As of September 2015 the City owned 2,025 shares of the total 5,010 shares held by the Highland Conservation District. Highland Conservation District (District) is a shareholder within PRWUA. As the majority shareholder Highland has the right to vote with all shares to assist in the determination of how the District will proceed with financing their portion of the loan payment. The loan payment that the District is responsible for is \$584,805 with the City's portion approximately 2/5ths or \$234,000 which is due October 2017. Our current assessment for our portion of this loan is approximately \$52,000 per year. This is paid from the Pressurized Irrigation Enterprise Fund. To pay the loan off in October 2017 the city would owe \$234,000 plus the \$52,000 assessment for each year. If the loan is refinanced, the City would owe \$52,000 each year however, if the loan is paid off in October 2017, the City would save \$28,000 in interest over the life of the loan. Staff is recommending that the Council "sell" a portion of the "contained" water shares to meet this obligation. To meet this obligation it is estimated that 40 of the 202 "contained" water shares would need to be "sold".

Mr. Justin Parduhn, Operations and Maintenance Director, stated that the City had received a letter from the Provo River Water Users Association regarding a balloon payment that would be due in October of 2017. The Highland Conservation Board will be voting on whether to refinance all of the shares through the Highland Conservation district or pay the amount in cash when the time comes. Mr. Parduhn brought this before the Council to ask for their direction when he casts his vote on this matter.

There was a discussion about Highland City and Lehi City water shares, and the City's option to sell those. The Council considered whether they would be able to sell the shares before the balloon payment came due. Mr. Parduhn commented that the payment schedule would not change from their current schedule after the balloon payment was made.

MOTION: Councilman Ed Dennis moved the City Council approve prepayment of the debt based on calculations of payment with Lehi shares and fund that with the sale of water shares.

**Seconded by Councilman Brian Braithwaite.
Unanimous vote, motion carried.**

MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS

(These items are for information purposes only and do not require action or discussion by the City Council)

10. Utility Rate Study – Matt Millis, Zions Bank

Ms. Wells stated that Matt Millis from Zions bank would be presenting the final numbers to the Council, and explained that the bonding option had been removed from the scenarios per staff's request.

Mr. Millis began his presentation by stating that the numbers presented tonight would still be based on an average user, and the finalized plan would include a comprehensive set of user rates with more exact amounts. He also stated that there would be a few more steps to take before the report was finalized. Mr. Millis began with the list of future capital projects, which had been adjusted slightly from the previous meeting. The biggest adjustment to this list was the removal of the meters for the pressurized irrigation system. Based on this information, the City could expect to fund just under \$15 million in capital projects by 2030.

Councilman Rod Mann asked for clarification on the pressurized irrigation system rates, and Mr. Millis stated that most of the increase was to create a cash reserve. He added that this was the only utility that had an outstanding bond attached to it, which had been calculated into the rate increase. Mr. Millis explained the amount of operating cash the City would need for each utility, and explained that being in a good financial order would make bonding easier in the case of unforeseen problems.

Mr. Millis then presented the rate change for culinary water, which would increase the average monthly bill of \$16.92 by \$8.50. There would be an opportunity to reduce that rate in roughly 2022. Councilman Ed Dennis questioned which of the projects was necessary and which ones would be on the "wish list". The Council agreed that this large of an increase would not be easily accepted by the residents. Mr. Millis commented that the project with the State property was uncertain, as they did not know when or if that would take place. It was included so that the City would be prepared for whenever it comes.

Councilman Rod Mann believed that the Council had enough information to justify such an increase, and the City needed to take these steps to prepare for the future projects. Councilman Brian Braithwaite agreed with Councilman Ed Dennis about the need for a discussion about the importance of each capital project. Councilman Dennis LeBaron asked if the capital projects could be spread out further, and Mr. Millis responded that this would depend on development. Councilman Rod Mann worried that if they spent too much time revisiting these capital projects again and again, the proposal would not be ready in time to be included in the upcoming fiscal year.

There was a discussion regarding the State property project, and the uncertainty surrounding it. Councilman Brian Braithwaite felt that they did not need to reserve money for this project if they did not have any idea of when or if it would happen, and that the City could bond for that money when the time came. Councilman Rod Mann argued that this was unwise. If they did not have money reserved then the City would be forced to bond for the money, and by statute a bond must be voted on by the residents. He did not believe that a bond would be passed.

Mayor Thompson also believed that the citizens would not accept such a rate change, and felt that the list of capital projects would be refined. This was something for staff and the City Council to discuss.

Councilman Rod Mann commented that the proposed rates, even at their peak, were below the current average of the surrounding cities. Councilman Tim Irwin stated that they needed to prepare all of the information to be able to justify the increase, but he agreed that there are projects that may not happen.

Mr. Millis continued by presenting the increase for all of the utilities combined, which would be an increase of \$23.12 for the average user. The Council agreed to have a discussion about the projects, and Mr. Millis stated that he would take the numbers as they were and begin working on the final tiered costs until he heard otherwise from the Council

Dennis Kane stated that his primary concern was not with cost, but with water consumption. He felt that the water meter project would have done well to hold residents responsible for their water consumption, but he understood that the project was not financially feasible right now. Mr. Kane requested that this project be considered for the future.

Mayor Thompson thanked Mr. Millis and staff for the work they had done, stating that their information was well-founded and accurate. It was now up to the Council and staff to work through the capital projects.

11. Speed Sign Information – Justin Parduhn, Public Work Operations & Maintenance Director

Mr. Parduhn presented the traffic counts on Highland Boulevard for February. He stated the data for March was available, but it had not been pulled yet. The average speeds had remained the

same from the previous month. From what he could see, Mr. Parduhn felt that the signs had helped with the speeding issue.

Councilman Brian Braithwaite questioned the purpose of this study, and the Council discussed it. Councilman Rod Mann stated that the information would show them a trend, and help them make better decisions about future traffic measures for this road.

Mayor Thompson indicated that due to the absence of City Administrator Nathan Crane the scheduled Closed Executive Session had been cancelled.

ADJOURNMENT

MOTION: Councilman Tim Irwin moved the City Council adjourn.

**Seconded by Councilman Ed Dennis.
Unanimous vote. Motion carried.**

Meeting adjourned at 10:35 p.m.

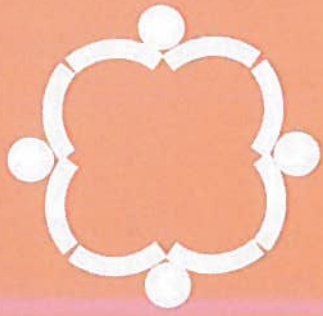

JoD'Ann Bates, City Recorder

Date Approved: April 19, 2016



*History
will be kind
to me;
for I
intend to
write it.*

~ Winston Churchill



Room for everyone highland library re-write

our re-write will:

Create a room for everyone:

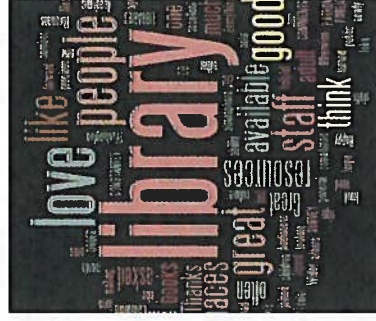
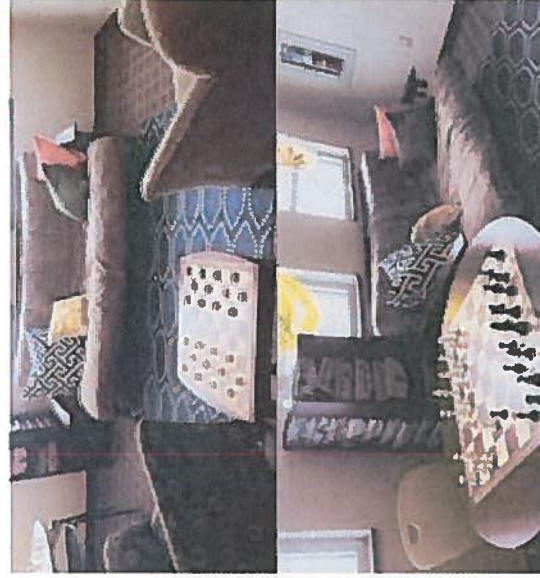
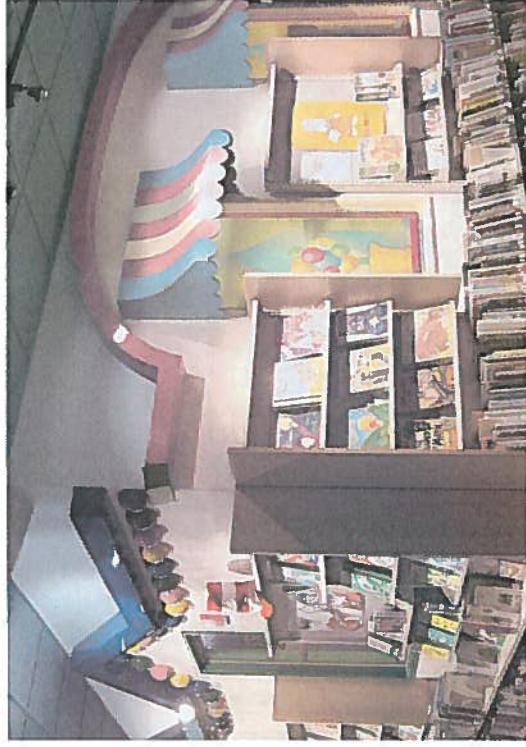
- Parent/News Center
- Children's Library
- Children's Reading/Literacy Room
- Teen Zone
- Teen Media Café/Gaming Area
- Study space
- Additional Staff Work area

Create room for 12,000+ additional books which brings us in line with NUCLC criteria

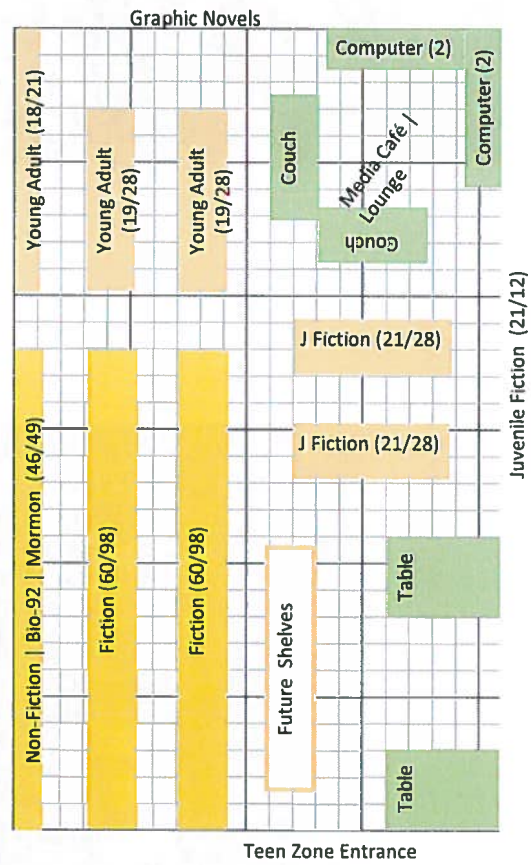
And in addition to that:

- Makes use of Entrance for improved and increased New books, Lucky Day, Displays and Book Sales
- More inviting and attractive
- Collaborative efforts with Arts Council
- Increases attendance at library during low traffic hours
- Display area to include City events and news

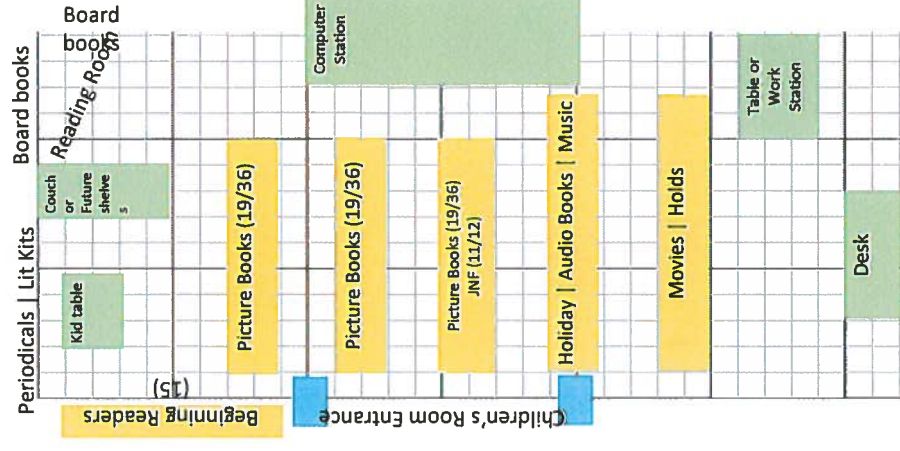
entrance
lobby/parent news room

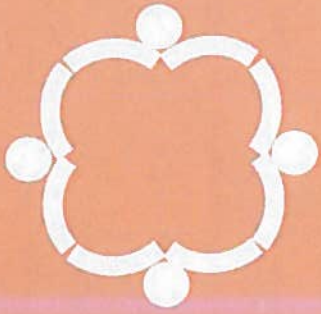


teen zone
media café/gaming room



children's library/reading room





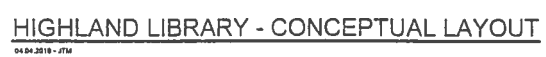
Room for everyone
highland
library
re-write

our re-write budget:

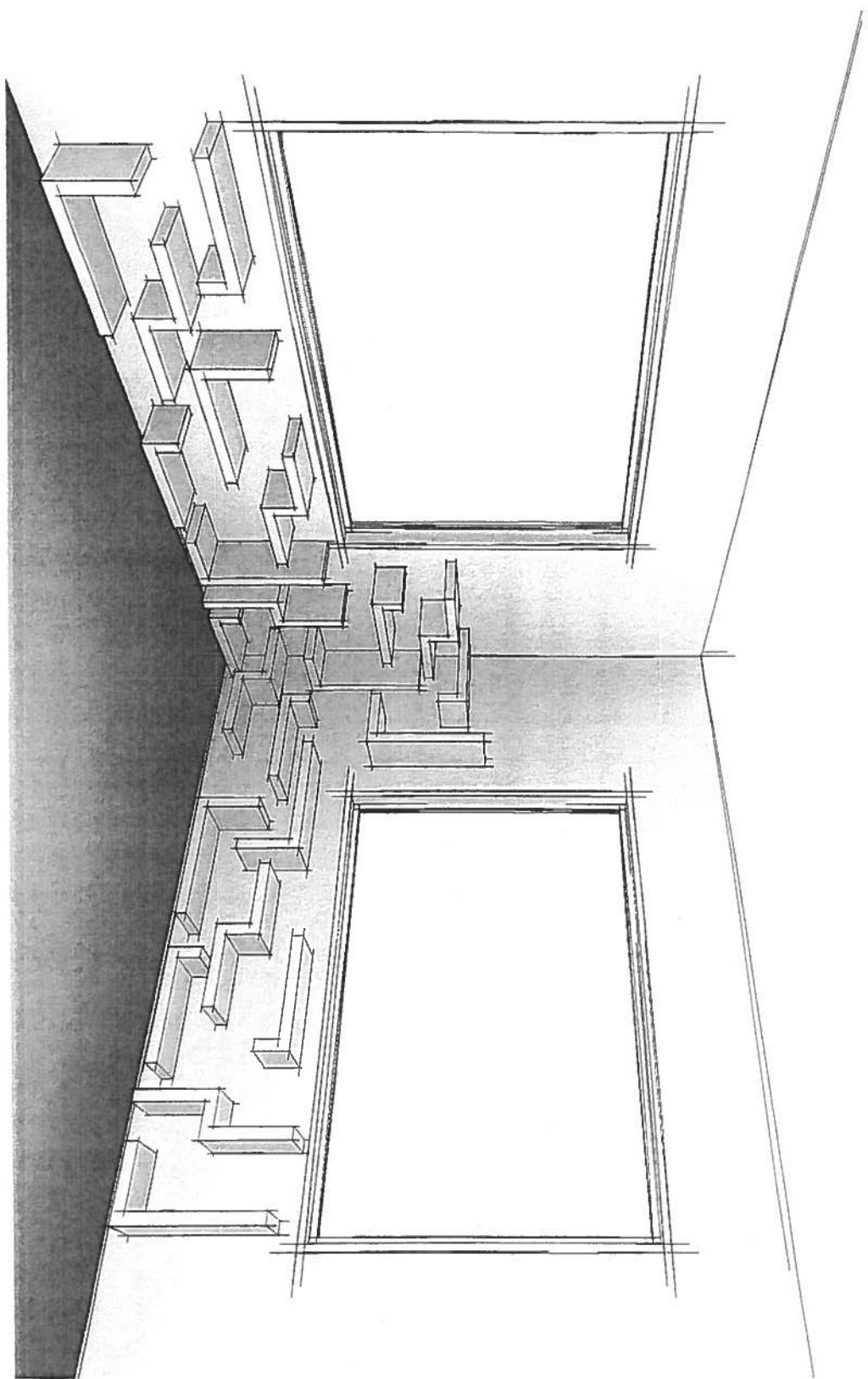
Custom Cabinetry	\$11,000
Additional Shelves	9,781
Labor (moving)	TBD
Art Materials	TBD
(not to exceed \$5,000)	
Total	\$20,781
First Donations	2,000
Library Foundation	18,000
DR Horton	5,000
Paint for Entrance	(donated)
Book Drive/Sale	(May 12)

Thank You!

For helping us write a history
we can all be proud to share.

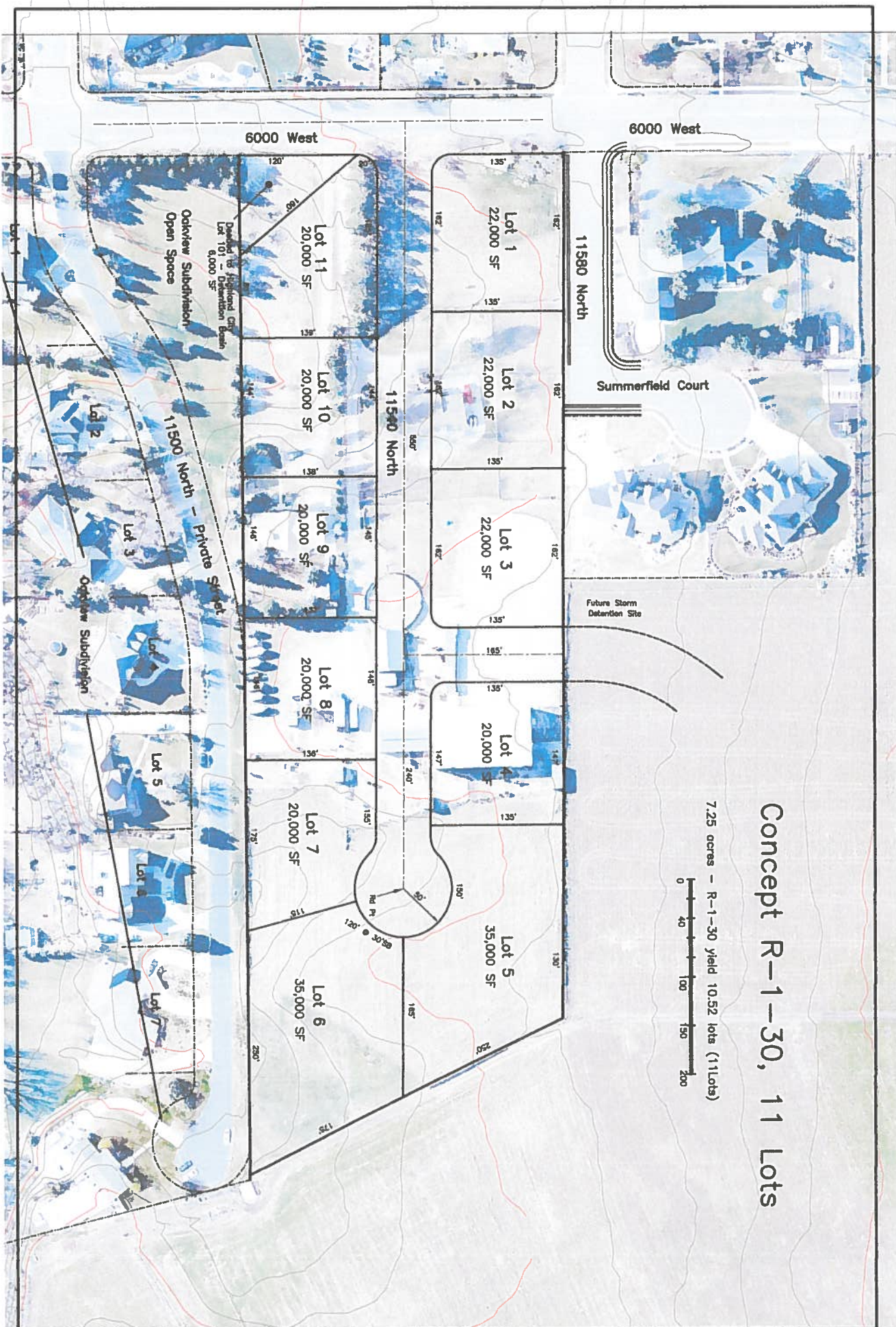


04.04.2018 - JTM

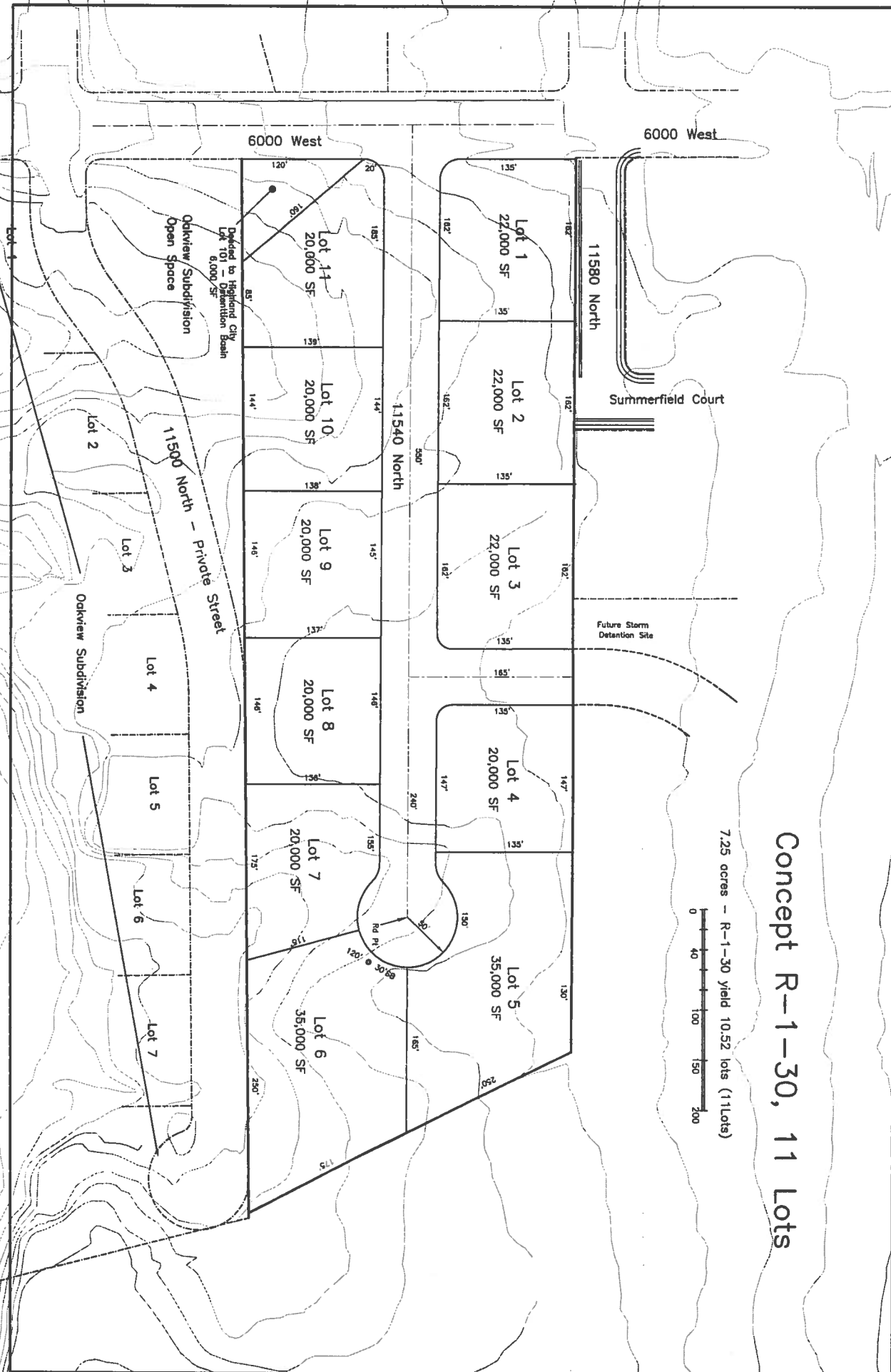


Concept R-1-30, 11 Lots

7.25 acres - R-1-30 yield 10.52 lots (11Lots)



7.25 acres -- R-1-30 yield 10.52 lots (11Lots)



Highland City Council Vote

April 5, 2016 at 7:00 pm

Vote to stub a street on the end of Holdman's property to a county parcel or a variance of a 750 ft. cul-de-sac (600 ft. new ordinance).

In support of Cul-de-sac:

Name	Signature	email (optional)
1) Yvonne Hubert		waynemhubert@hotmail.com
2) Carol Mendenhall		ezeruzn41@yahoo.com
3) Buck Mendenhall		Buckmendenhall@gmail.com
4) Judi Ghent		judighent@gmail.com
5) Whitney Sellers		
6) Laurie Merrill		
7) Dennis Merrill		
8) Ken Brown		Kenicrowdbrown@gmail.com
9) Steve Scott		
10) Judi Scott		
11) Jeanie Westover		jeaniewestover@gmail.com
12) Betty Glauser		
13) Jimi Walton		
14) Julia Cole		
15) Ben Robison		Robisonfamily@hotmail.com
16) Barbara McE		barbarae@gmail.com

In support of stub street:

Name	Signature	email (optional)
1) _____	_____	_____
2) _____	_____	_____
3) _____	_____	_____
4) _____	_____	_____
5) _____	_____	_____
6) _____	_____	_____
7) _____	_____	_____

Highland City Council Vote

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In support of Cul-de-sac:

	Name	Signature	email (optional)
1)	Shawna Holt/Larson	Shawna Holt	ShawnaHolt@Live.com
2)	Malak Hassard	Malak Hassard	mp Hassard@gmail.com
3)	Ellen R. Burns	Ellen R. Burns	bddgeorge@hotmail.com
4)	Harlan W. Larson	Harlan	HARLAN LARSON@COMCAST.NET
5)	David Price	David Price	
6)	Mike	Michael Larson	trashbaccote@outlook.com
7)	CATHERINE LONG	Catherine Long	
8)	Glynn	Glynn	
9)	CHRIS HADLOCK	Chris Hadlock	
10)	Jeanene Davis	Jeanene Davis	
11)	Jason Davis	Jason Davis	
12)	Ron Barnes	Ron Barnes	
13)	Lara Barnes	Laura Barnes	
14)	DENNIS HORAN	Dennis Horan	
15)	Carolyn Horan	Carolyn Horan	

In support of stub street:

	Name	Signature	email (optional)
1)			
2)			
3)			
4)			
5)			
6)			
7)			

Highland City Council Vote

April 5, 2016 at 7:00 pm

Vote to stub a street on the end of Holdman's property to a county parcel or a variance of a 750 ft. cul-de-sac (600 ft. new ordinance).

In support of Cul-de-sac:

	Name	Signature	email (optional)
1)	Holly Toobon	Holly Toobon	
2)	Shalane Kerr	Shalane Kerr	
3)	Dorothy Chipman	Dorothy Chipman	
4)	M. Kay Christiansen	M. Kay Christiansen	
5)	KARL CHRISTIANSEN	Karl Christiansen	
6)	Scott Proctor	Scott Proctor	
7)	Lezard Gantner	Lezard Gantner	
8)	Donelle Grechert	Donelle Grechert	
9)	Richard Hoffman	Richard Hoffman	
10)	Vince Powell	Vince Powell	
11)	Cale Holdaway	Cale Holdaway	
12)	Kenneth Hooton	Kenneth Hooton	
13)	Angeline Hooton	Angeline Hooton	
14)	Mike Alexander	Mike Alexander	
15)	Don Baker	Don Baker	
	Mike Clarke	Mike Clarke	

In support of stub street:

	Name	Signature	email (optional)
1)			
2)			
3)			
4)			
5)			
6)			
7)			

Highland City Council Vote

April 5, 2016 at 7:00 pm

Vote to stub a street on the end of Holdman's property to a county parcel or a variance of a 750 ft. cul-de-sac (600 ft. new ordinance).

In support of Cul-de-sac:

	Name	Signature	email (optional)
1)	Lisa Baker	Lisa Baker	
2)	MARTIN D. OPENSHEAR	Martin D. Openshear	
3)	Idon Openshear	Idon Openshear	
4)	My Rowberry	GREB Rowberry	
5)	Emily Rowberry	Emily Rowberry	
6)	Koland Woodland	Koland Woodland	
7)	Debbie Oster	Debbie Oster	
8)	Sam Ostler	Sam Ostler	
9)	Claudia Sidweeks	Claudia Sidweeks	
10)	STERLING SIDWECKS	Sterling Sidweeks	
11)	Jo Sidweeks	Jo Sidweeks	
12)	Richard R. Sidweeks	Richard R. Sidweeks	
13)	Ronald Moe	Ronald Moe	
14)	WILLIAM R. GRAHAM	William R. Graham	
15)	Diana K. Graham	Diana K. Graham	

In support of stub street:

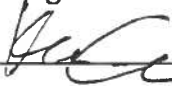


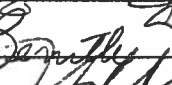
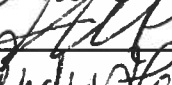
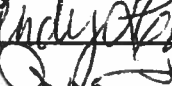


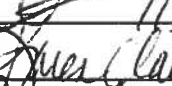
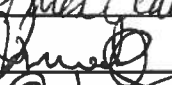

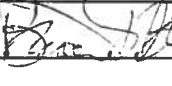

	Name	Signature	email (optional)
1)			
2)			
3)			
4)			
5)			
6)			
7)			

Highland City Council Vote

April 5, 2016 at 7:00 pm

Vote to stub a street on the end of Holdman's property to a county parcel or a variance of a 750 ft. cul-de-sac (600 ft. new ordinance).

In support of Cul-de-sac:

	Name	Signature	email (optional)
1)	Kelly Clark		
2)	Stefan Harlan	Stefan Harlan	Stefan@sunstoneramerica.com
3)	Theresa Harkness		harknessthera@gmail.com
4)	Rob Galloway		
5)	Bennett Galloway		
6)	Jeff Call		Jeffc@venturedata.com
7)	Wendy Call		
8)	Ann Holdman		ann@holdman.com
9)	Floyd Holdman		Floyd@holdman.com
10)	Rob CLAUSON		1151100 Bull River Cir Rob.CLAUSON, jr
11)	Karen Clauson		kclauson@gmail.com
12)	Nathan Clauson		NateClauson@gmail.com
13)	Nile CLAUSON		Nile.Clauson1@gmail.com
14)	Brian Brunson		brbrunson@gmail.com
15)			

In support of stub street:

	Name	Signature	email (optional)
1)			
2)			
3)			
4)			
5)			
6)			
7)			

Highland City Council Vote

April 5, 2016 at 7:00 pm

Vote to stub a street on the end of Holdman's property to a county parcel or a variance of a 750 ft. cul-de-sac (600 ft. new ordinance).

In support of Cul-de-sac:

	Name	Signature	email (optional)
1)	Marci Nodergitzki	Marci Nodergitzki	
2)	Rick Littlefield	Rick Littlefield	
3)	Kemell E. Vranes	Kemell E. Vranes	
4)	Stephanie Powell	Stephanie Powell	
5)	Vanessa Peterson	Vanessa Peterson	
6)	Karen Peterson	Karen Peterson	
7)	Richard Fairbanks	Richard Fairbanks	
8)	Jennifer Agnew	Jennifer Agnew	
9)	Paul Heever	Paul Heever	
10)	Cheryl Johnson	Cheryl Johnson	
11)	Sydney Magotzi	Sydney Magotzi	
12)	Andrew Smart	Andrew Smart	
13)	Jennifer Ballam	Jennifer Ballam	
14)	Lisa Shelton	Lisa Shelton	
15)	Roger Littlefield	Roger Littlefield	

User Rate Analyses: **Culinary Water, Secondary Water, Sewer, Storm**

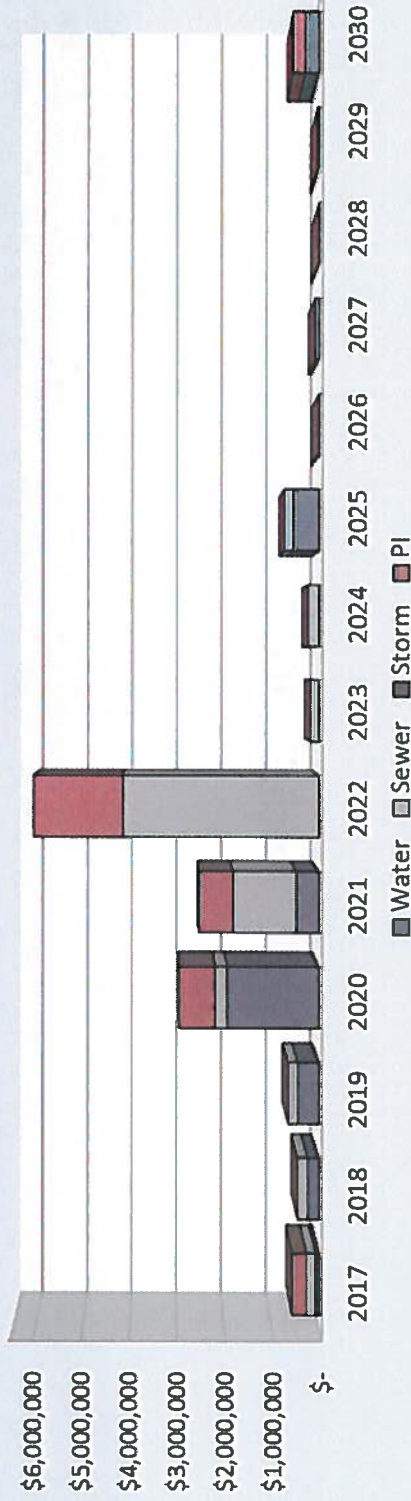
April 5, 2016



Future Capital Projects

Future Capital Projects

TOTAL CAPITAL PROJECTS

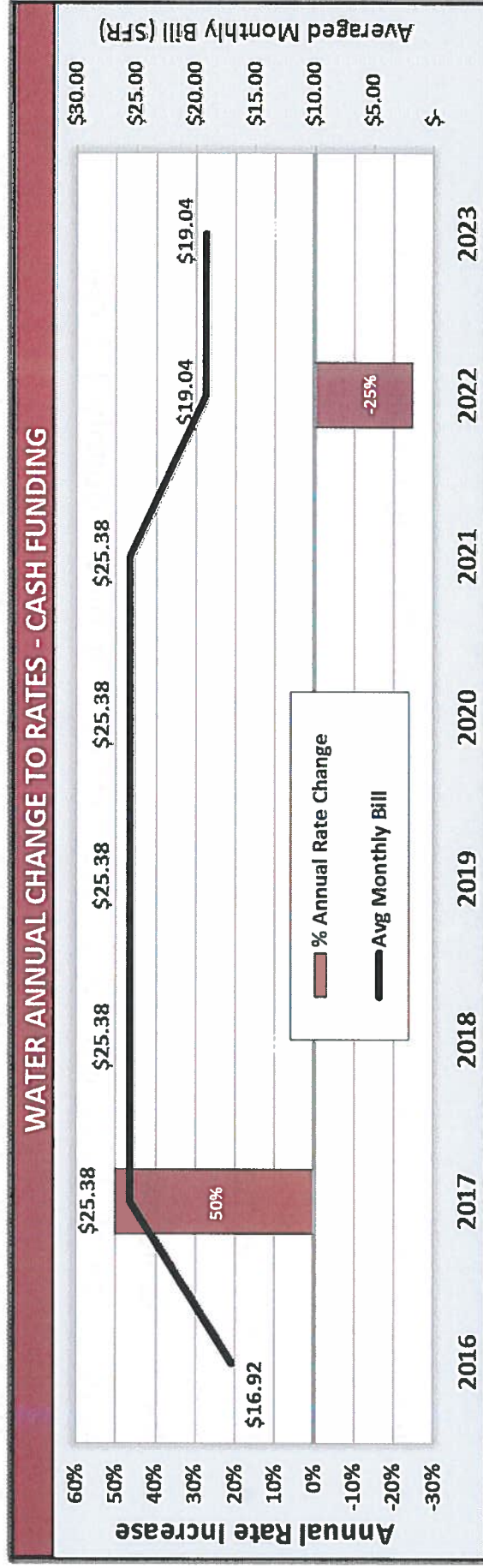


CAPITAL PROJECTS BY UTILITY															
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Water	\$67,275	\$ 235,670	\$ 443,487	\$ 1,927,380	\$ 475,075	\$ -	\$ -	\$ -	\$ 545,159	\$ -	\$ 87,598	\$ -	\$ -	\$ 291,365	\$ 4,073,008
Sewer	188,370	216,066	201,787	244,862	1,319,519	4,125,381	167,941	226,623	179,902	-	-	-	33,625	-	6,904,076
Storm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PI	310,500	-	-	768,284	725,192	1,892,913	-	-	-	-	-	-	-	262,229	3,959,118
Total	\$566,145	\$ 451,736	\$ 645,274	\$ 2,940,526	\$ 2,519,786	\$ 6,018,294	\$ 167,941	\$ 226,623	\$ 725,061	\$ -	\$ 87,598	\$ -	\$ 33,625	\$ 553,594	\$14,936,202

Rate Setting Parameters

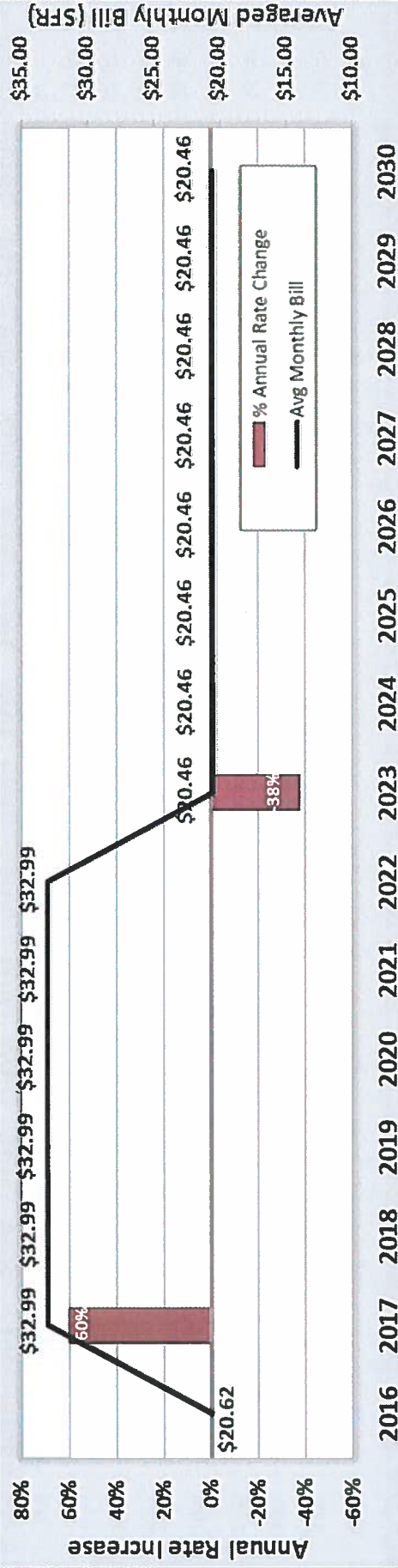
- Prepared and reviewed coverage tables with input and data from City staff
- Important considerations such as changes in staffing and funding capital projects
- Rates should maintain at least 1.25X coverage for outstanding bonds
- Rates should maintain at least 180 days operations expense on hand in cash with a max of about 360 days; should strive to achieve roughly 275 days
- The City should strive to maintain a strong financial position that would allow for minimum coverage ratios even if debt is not issued just in case the need to bond does arise

Culinary Water Rate Change



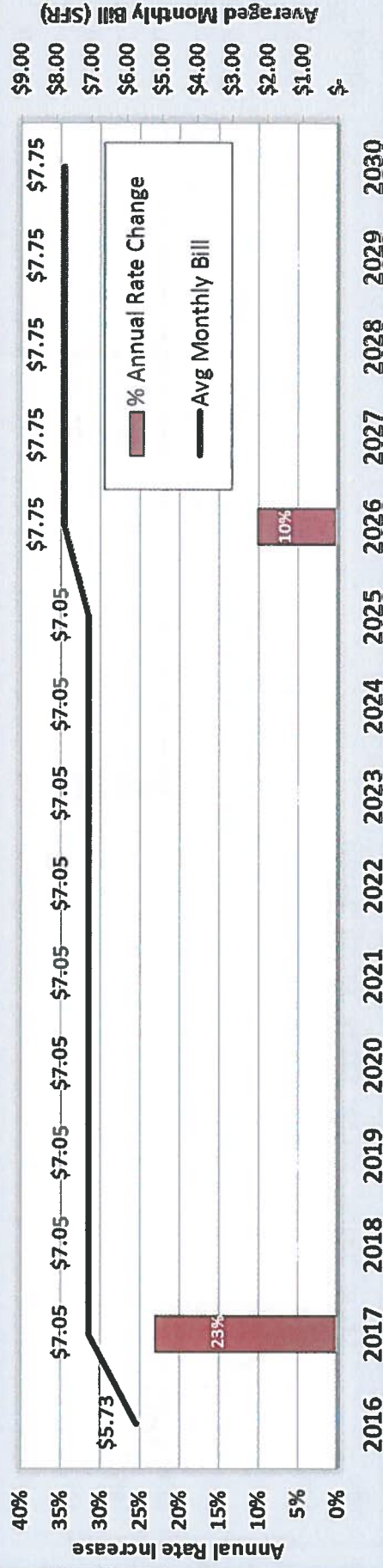
PI Rate Change

PI ANNUAL CHANGE TO RATES - CASH FUNDING

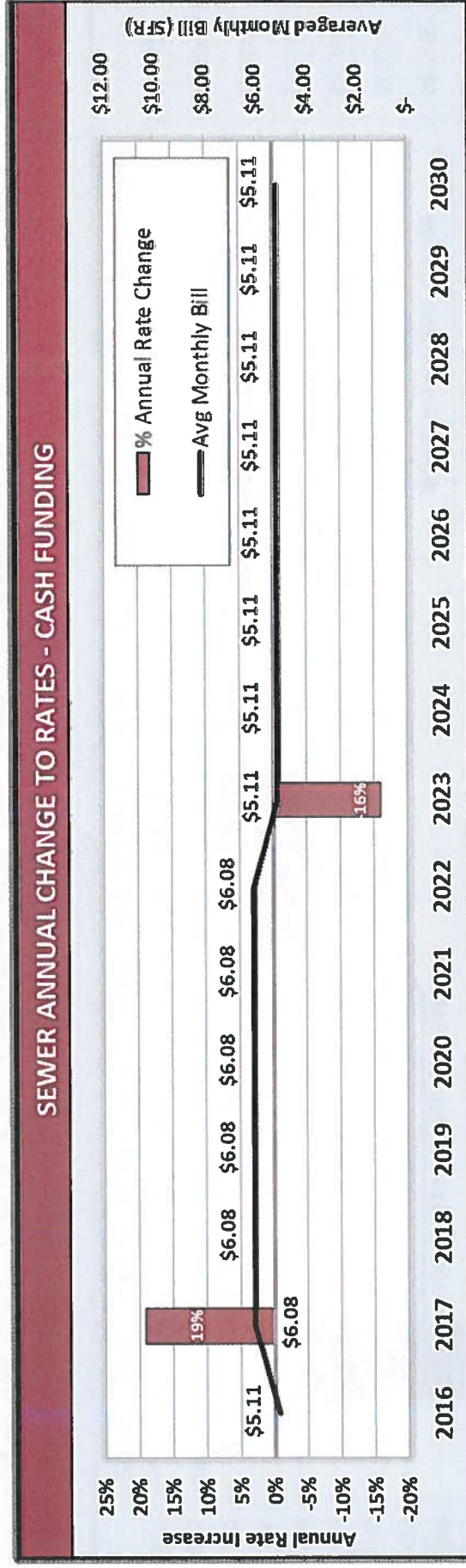


Storm Rate Change

STORM ANNUAL CHANGE TO RATES - CASH FUNDING

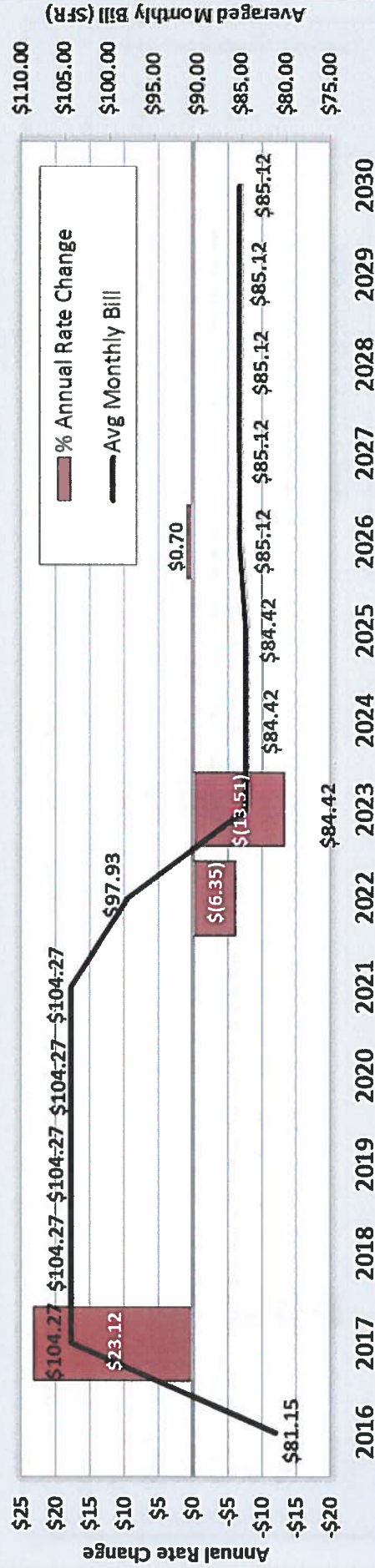


Sewer Rate Change



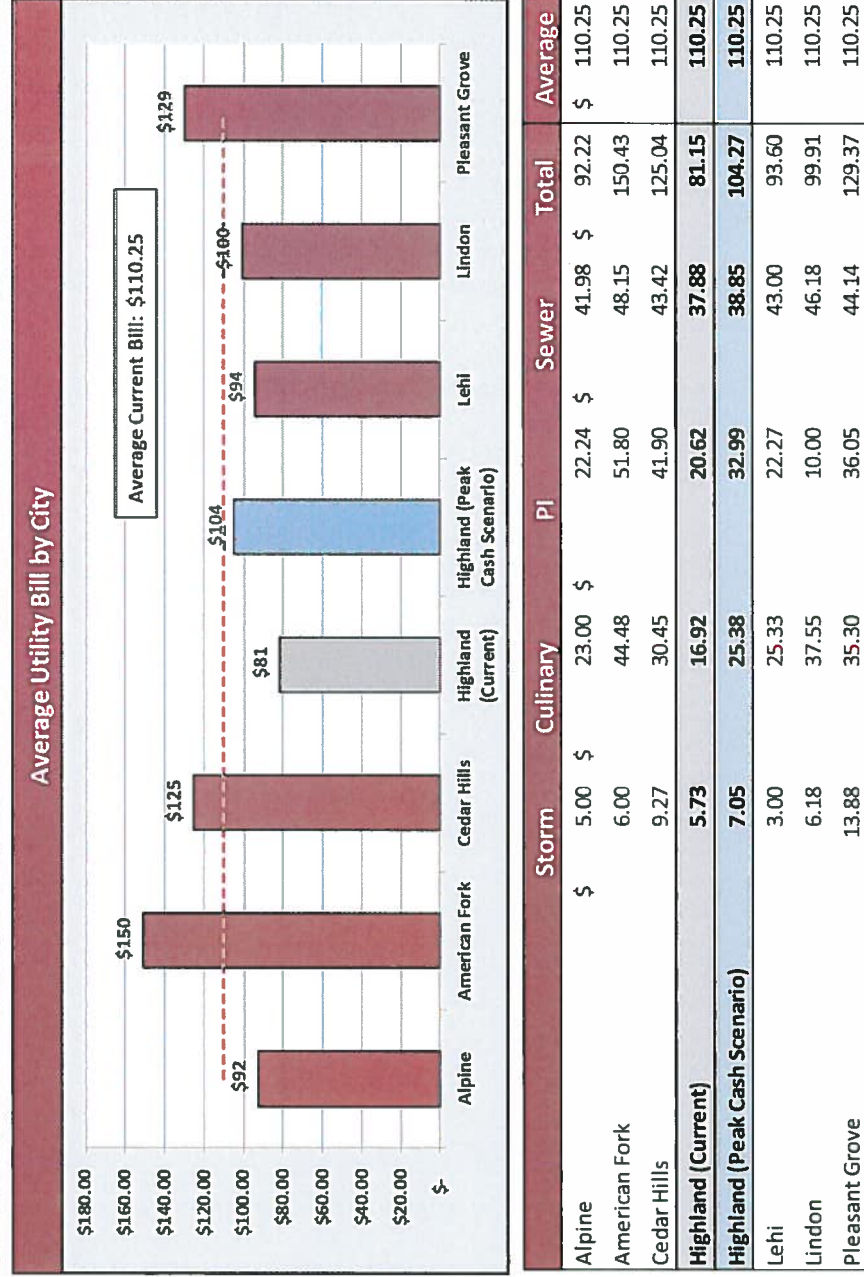
Combined Rate Changes

AVERAGE MONTHLY RESIDENTIAL RATES



CHANGE TO MONTHLY RATES	CASH FUNDED														
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Sewer (City)	\$ 5.11	\$ 6.08	\$ 6.08	\$ 6.08	\$ 6.08	\$ 6.08	\$ 6.08	\$ 6.08	\$ 5.11	\$ 5.11	\$ 5.11	\$ 5.11	\$ 5.11	\$ 5.11	\$ 5.11
Sewer (TSSD)	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77	32.77
Water	16.92	25.38	25.38	25.38	25.38	25.38	25.38	19.04	19.04	19.04	19.04	19.04	19.04	19.04	19.04
PI	20.62	32.99	32.99	32.99	32.99	32.99	32.99	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46
Storm	5.73	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.75	7.75	7.75	7.75	7.75
Monthly Total	\$ 81.15	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 104.27	\$ 97.93	\$ 84.42	\$ 84.42	\$ 84.42	\$ 85.12	\$ 85.12	\$ 85.12	\$ 85.12	\$ 85.12
Year to Year Change	\$ 23.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6.35)	\$ (13.51)	\$ -	\$ -	\$ 0.70	\$ -	\$ -	\$ -	\$ -

Comparison to Other Communities



Welcome to the Highland City Council Meeting



PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non-agenda items. Please limit comments to (3) three minutes.

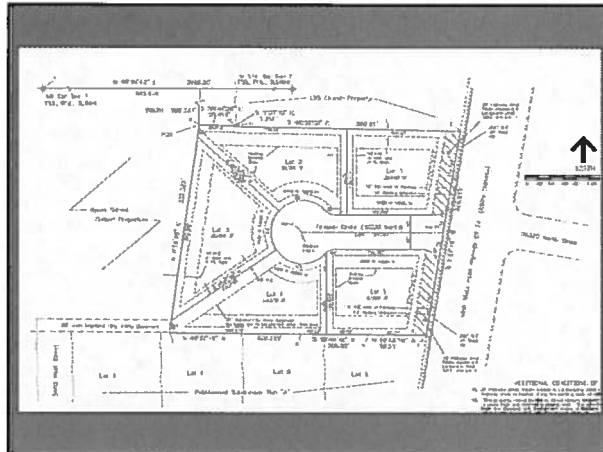
PRESENTATIONS

- Item #1 - Room for Everyone, Highland City Library Renovation Plan



CONSENT

- Item #2 - Approval of the March 8, 2016 City Council Work Session Meeting Minutes
- Item #3 - Approval of the March 15, 2016 City Council Regular Session Meeting Minutes
- Item #4 - Final Plat Approval of Pincock Estates located at 10215 Alpine Highway
- Item #5 - Lifting of the Temporary Land Use Regulation of Application and Approval of Final Plats north of 11800 North
- Item #6 - Ratification of Settlement Agreement with HIWO Investments
- Item #7 - Approval of Contract for 10770 North Storm Water Overflow Project



Bids

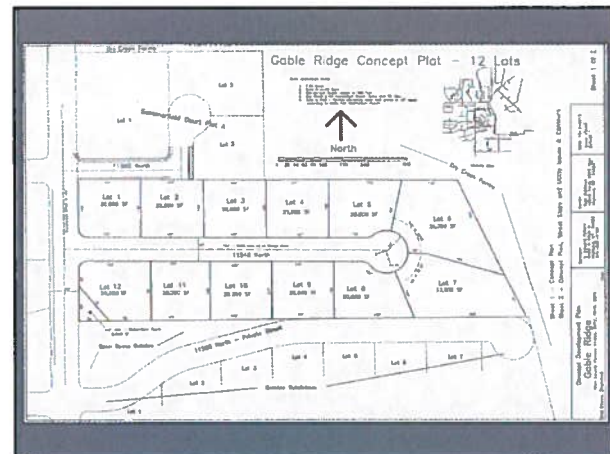
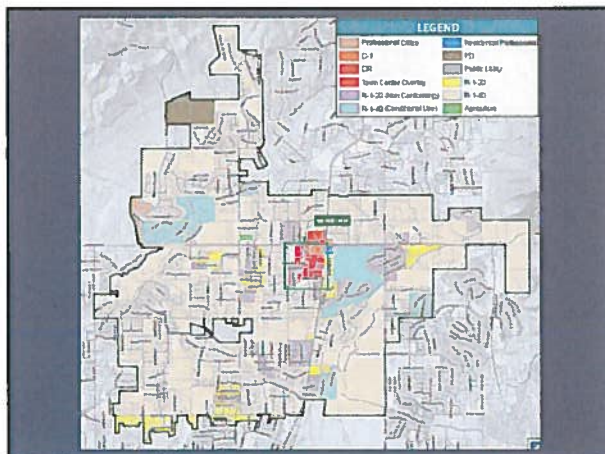
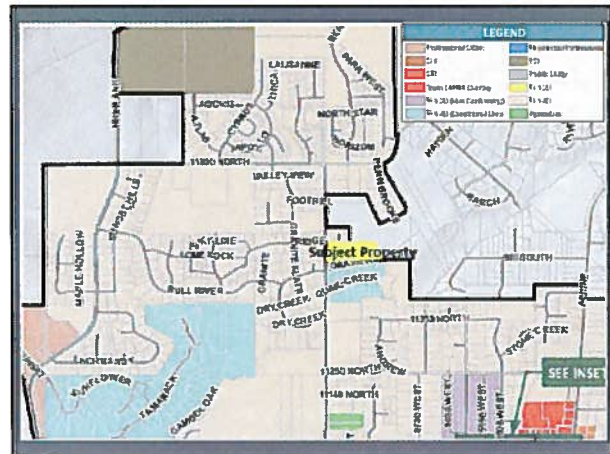
- Skip Dunn & Sons Excavating - \$42,141.40
- Cole Peck Company - \$33,550.00



PROPERTY RE-ZONE 11550 NORTH 6000 WEST

Item #2 - Public Hearing/ Ordinance
Presented by - Erin Wells, Assistant to the City
Administrator

- Requesting to zone 7.25 acres R-1-20 Single Family Residential upon annexation.
- Requesting waivers from the Development Code and Design Criteria for Public Improvements as shown in page 65.
- Concept plan shows 12 lots. The density is 1.65 units per acre. The minimum lot size is 20,000 square feet.
- Planning Commission voted 5-0 to recommend denial.



Conclusion

- Since 1977 Highland has been a large lot residential community based on a density of one unit per 40,000 square feet. Using the R-1-20 District will result in a fundamental shift in policy.
- While "large lot" was not defined in the resident survey, results show that:
 - Large lots were the second most popular reason for living in Highland (52%)
 - Only 7% supported changes to allow smaller lots
- Approval of the R-1-20 District will result in additional requests for R-1-20 throughout the City. Since approval of Highland Oaks we have had two formal applications and numerous informal inquiries.

Conclusion continued

- The property owner to the east has stated that if R-1-20 is approved on this location, he will also seek R-1-20.
- At the February 16, 2016 meeting the City Council directed staff to begin to prepare an R-1-30 District.
- The R-1-20 District provides for a minimum lot size of 20,000 square feet. However, R-1-20 District has been restricted to limited areas in the City. Further, the R-1-20 District was not intended to apply to new large developments or newly annexed areas.



PROVO RIVER AQUEDUCT CONSTRUCTION FINANCING

Item #9 - Motion
Presented by - Justin Parduhn, Public Works Operations & Maintenance Director

Summary

- Provo River Water Users Association (PRWUA) balloon payment October 2017
- Highland Conservation District (District) is a shareholder within PRWUA. Highland City is a majority shareholder with the District.

Option 1 – Total Payoff

- \$234,000 payment
 - Sell approximately 40 of the 202 contained water shares to meet this obligation.
- \$52,000 annual assessment (budgeted)

Option 2 – Refinancing for another 5 years

- \$52,000 annual assessment (budgeted)
- \$28,000 in interest over 5 years



MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

Item #10 – Utility Rate Study
Item #11 – Speed Sign Information

